Record & Return To:
Southern Title Services, LLC
4733 Andrew Jackson Parkway, Ste 1C
Hermitage, TN 37076
File No. 200450215

(2)

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,000.00

Kristi L Hoilman-Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2004

Notary Public: Zana C. Petty

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Sharon Kennedy	Cavalry Banking	Map 096
302 Lakebrink Drive	1 Burton Hills Blvd., Suite 110	Group 16-0-A
Nashville, TN 37214	Nashville, TN 37215	Parcel 027.00CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Kristi L. Hoilman-Brown and husband, Brian K. Brown

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Sharon Kennedy unmarried
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 18, on the Plan of Section 1, Phase One - "B", Larchwood, Planned Unit Development, of record in Book 6200, Page 171, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Kristi L. Hoilman by deed from Jerry Thomas Sanders, Jr., of record in Instrument 200002280019062, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6299, Page 152; Book 6301, Page 82; Book 6391, Page 449; Book 6299, Page 166; Book 6391, Page 459; Book 6873, Page 939; and Book 7271, Page 342, said Register's Office.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 6200, Page 171, said Register's Office.

Power of Attorney of record in Instrument 20040616-0071226 said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 302 Lakebrink Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day of June, 2004.

Kristi L. Hoilman-Brown
Kristi L. Hoilman-Brown

Brian K. Brown by Kristi L. Hoilman-Brown Atty IN FACT
Brian K. Brown

Davidson County DEEDWARR
Recvd: 06/16/04 12:23 2pgs
Fees:13.00 Taxes:329.30

20040616-0071227

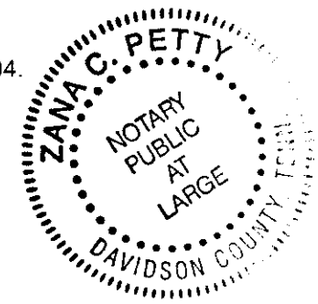
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kristi L. Hoilman-Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that sheexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of June, 2004.

My Commission Expires: 01/27/07

Notary Public



STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Kristi L. Hoilman-Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Brian K. Brown as his Attorney in Fact as the free act and deed of the within named Brian K. Brown

Witness my hand and official seal at Nashville, Tennessee the 15th day of June, 2004.

My Commission Expires:01/27/07

Notary Public

